

THE SLOOP INN

Old Liverpool Road, Warrington, WA5 1DP



Key Highlights

- Detached Public House
- Ground Floor Traditional Trading Accommodation
- Catering Kitchen
- Three Bed Living Accommodation
- Beer Patio and Car Parking
- Site Extends to 0.4 Acres

SAVILLS MANCHESTER
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Location

The Property is located fronting Old Liverpool Road in the Sankey Bridges locality of Warrington. Sankey Bridges is a mixed residential and light industrial area, two miles west of Warrington town centre.

Description

The Property comprises a three storey detached public house which was constructed in 1877. The elevations are of brick construction, with a mock Tudor façade, set beneath a multi pitched slate covered roof. To the rear is a single storey flat roof extension.

Externally to the side is a beer patio with stage area. Car parking for approximately 30 vehicles.

Overall the site extends to 0.4 acres.

The Property directly forms part of the Council's proposed Western Link route. If the Council's scheme is progressed, it may impact this Property. Further information can be found on www.warrington.gov.uk/western-link

Accommodation

Ground floor entrance leading to both a traditional public bar and a lounge. Central bar servery with games area to the rear of the public bar. Customer WC's. Catering kitchen and prep room to the rear. Both ground floor and basement beer cellar.

First and second floor living accommodation providing four bedrooms, lounge, kitchen, bathroom and storerooms.

Tenure

The Property is held freehold.

Guide Price

Unconditional offers are invited for the benefit of our clients freehold interest with vacant possession. VAT will be applicable.

Rating

The subject Property is listed in the 2017 Rating List with a Rateable Value of £17,750.

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Planning

The Property is not listed nor within a Conservation Area. The Property is located directly upon the proposed Western Link route.

Licence

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

Fixtures and Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc., will also be excluded.

The Business

The Property is currently closed for trade.

Energy Performance Certificate

The Property has an EPC Rating of C-63.

Legal Cost

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Anti-Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

Viewing

All viewings must be arranged strictly by appointment with the sole selling agents Savills.



Contact

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